

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
479-575-8267*



Planning Commission Final Agenda

**August 24, 2020
5:30 p.m.**

City Hall Room 219

Planning Commission
Members

Matthew Johnson, Chair

Matthew Hoffman, Vice Chair

Leslie Belden, Secretary

Tom Brown

Quintin Canada

Kristifier Paxton

Robert Sharp

Porter Winston

Jimm Garlock

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

1. 2020-0704 Approval of the minutes from the August 10, 2020 Planning Commission.

Legislation Text

08-10-2020 Minutes

Unfinished Business

New Business

2. 2020-0700 ADM 2020-00001: Administrative Item (157, 167, & 175 W. MLK BLVD./THOMAS CUP AMENDMENT, 523): Submitted by GLENN CARTER for properties located at 157, 167, & 175 W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.11 acres. The request is for an amendment to the previously approved CUP 20-7134. Planner: Jonathan Curth

Legislation Text

ADM-20-01 (Thomas)

3. 2020-0699 VAR 2020-000001: Variance (3050 W. MLK BLVD./STADIUM 3 OUTLOT, 557): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3050 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.35 acres. The request is for a variance to the parking and drive access management standards. Planner: Jonathan Curth

Legislation Text

VAR-20-01 (Stadium 3 Outlot)

4. 2020-0696 CUP 2020-000001: Conditional Use Permit (NE OF MEADOWLANDS DR. & WEDINGTON DR./CALIBER COLLISION, 400): Submitted by MORRISON SHIPLEY & ASSOCIATES, INC. for property located NE OF MEADOWLANDS DR. & WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.21 acres. The request is for a Transportation, Trades, & Services use in a CS zoned district. Planner: Ryan Umberger

Legislation Text

CUP-20-01 (Caliber Collision)

5. 2020-0697 CUP 2020-000002: Conditional Use Permit (570 S. HAPPY HOLLOW RD./JOHNSON, 526): Submitted by

CRYSTAL JOHNSON for property located at 570 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.47 acres. The request is for a home-based business in single family zoning. Planner: Ryan Umberger

Legislation Text

CUP 20-02 (Johnson)

6. 2020-0695 ANX 2020-000001: Annexation (3435 E. ZION RD./BURGE, 100/139): Submitted by WATKINS LAW OFFICE, INC. for properties located SOUTH OF AND AT 3435 E. ZION RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 59.00 acres. The request is to annex the properties into the City Limits of Fayetteville. Planner: Jessie Masters

Legislation Text

ANX 20-01 (Burge)

7. 2020-0694 RZN 2020-000002: Rezone (3435 E. ZION RD./BURGE, 100/139): Submitted by WATKINS LAW OFFICE, INC. for properties located SOUTH OF AND AT 3435 E. ZION RD. The properties are in the FAYETTEVILLE PLANNING AREA and zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 59.00 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN, R-A, RESIDENTIAL AGRICULTURAL, & NC, NEIGHBORHOOD CONSERVATION. Planner: Jessie Masters

Legislation Text

RZN 20-02 (Burge)

8. 2020-0698 RZN 2020-000004: Rezone (NORTH OF 2262 S. SCHOOL AVE./FIRE STATION #9, 640): Submitted by CITY STAFF for property located NORTH OF 2262 S. SCHOOL AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately

1.76 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Jessie Masters

Legislation Text

RZN 20-04 (Fire Station #9)

9. 2020-0693 RZN 2020-000001: Rezone (3670 W. MT. COMFORT RD./KUM & GO #2424,323): Submitted by OZARK CIVIL ENGINEERS, INC. for properties located at 3670 W. MT. COMFORT RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 15.40 acres. The request is to rezone approximately 2.01 acres to CS, COMMUNITY SERVICES. Planner: Jessie Masters

Legislation Text

RZN 20-01 (Kum & Go #2424)

Items Administratively Approved by Staff

2020-0702 LSP 2020-000001: Lot Split (5719 W. JESS ANDERSON RD./NICKLE, 358): Submitted by SATTERFIELD SURVEYORS. for property located at 5719 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.56 acres. The request is to split the property into 2 parcels with approximately 2.25, & 2.31 acres. Planner: Jonathan Curth

Legislation Text

2020-0703 LSP 20-7060: Lot Split (1477 N. GREGG AVE./SOUTHERN SIGHTS, 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1477 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.62 acres. The request is to split the property into 4 parcels with approximately 0.37, 0.14, 0.06, & 0.05 acres. Planner: Jessie Masters

Legislation Text

2020-0701 LSP 20-7169: Lot Split (2675 N. OAKLAND ZION RD./NICKLE, 296): Submitted by PAYA, INC. for property located at 2675 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 1.95 acres. The request is to split the property into 2 parcels with approximately 1.00, & 0.95 acres. Planner: Willie Benson

Legislation Text

2020-0710 LSP 2020-000002: Lot Split (300 S. HILL AVE./BOSTON MTN. HOLDINGS, INC., 444): Submitted by BATES & ASSOCIATES, INC. for property located at 300 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the property into 4 parcels with approximately 0.18, 0.09, 0.09, and 0.09 acres. Planner: Jonathan Curth

Legislation Text

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to

Speak.

Interpreters or TDD, Telecommunication Device for the Deaf, are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.

As a courtesy please turn off all cell phones and pagers